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Sent: Monday, March 06, 2017 9:55 PM

To: sen.michaeldembrow@state.or.us; Sen.AlanOlsen@state.or.us; Sen.HermanBaertschiger@state.or.us; Sen Prozanski <Sen.FloydProzanski@oregonlegislature.gov>; Sen Roblan <Sen.ArnieRoblan@oregonlegislature.gov>; Raszka Shelley <Shelley.Raszka@oregonlegislature.gov>

Subject: Opposing SB 186

Dear Chairman Dembrow and Members of the Oregon Senate Committee on Environment and Natural Resources,

I am writing to ask your support in blocking any legislation that changes the urban and rural reserves designations that were painstakingly developed by each county and Metro.

I am very disturbed by the changes proposed to our neighborhood (sometimes referred to as the Springville L within Multnomah County) in Senate Bill 186. This bill creates a legislative back door for developers to undermine the state land use designations which put the best interests of our county and region first. In our neighborhood it would change our reserve designation from rural to urban. I was involved in the process that decided to designate this area rural and feel strongly any change is a mistake, and I speak for most of the residents here.

My neighbors here in the Springville L and I have been fighting the UGB battle for years, in fact some have battled for over 30 years, and we are dead tired of the same factors coming up for review every time, while the uncertainty puts our area through turmoil and adversely affects our land values. Each time, when the factors are examined carefully, Multnomah County remembers that there are significant environmental features worth protecting, while the advantages of a development far removed from Portland city limits and without good transportation access just aren't worth the loss of habitat and sense of place. From the reserves website, the purpose of the reserves process was: "Urban and rural reserves will provide greater predictability for landowners, farmers and communities about where the urban growth boundary may expand over the next 40 to 50 years, while protecting important farmland and natural areas from urbanization for that same period of time." After a multiyear process which involved public open houses, public input from multiple online surveys, multiple Community Advisory Committee hearings, and reviews at both the Planning Commission and Board of Commissioners hearings, and a review of plans by all three counties by Metro, the decision was made that this area should remain rural. I believe that this was a transparent, well organized, fair and unbiased, analytical, and thorough process for reviewing the factors and making the best decisions for the future of our region. Careful consideration at each step of the process brought many different issues to the table, weighed the short and long term consequences, and arrived at what are solid recommendations well supported by data from county agencies, the Great Community criteria, neighbor associations, environmental and farm land reports and public input. The CAC submitted their report, the Planning Commission endorsed their recommendations, and Multnomah County and Metro decided to designate our area, along with the rest of the West Hills of

Multnomah County as a rural reserve. I hope that you will respect that public process and help end this bill.

Maybe of additional interest to you is the fact that the large majority of the neighbors with properties in the Springville L signed a petition in support of the rural designation for our area. I am attaching a copy of their 31 signatures. In addition, there are four neighborhood associations representing hundreds of residents, who have weighed in favoring the recommendations for the rural reserve.

There is a reason why our neighbors feel so strongly about preserving the rural status of our neighborhood. We have seen the herd of elk feed and bed down on our properties, seen a pair of bobcats walk down our driveway, seen Pileated and four other kinds of woodpeckers, and heard the great horned owls call nightly from the fir trees where they raise broods of owlets each summer. Our neighbors two doors down have a porcupine visit regularly! Our neighbors just up the hill have sighted several rare songbirds at their feeders. There is no way that urbanizing the L will still allow for these wild animals to feed, migrate and breed here the way they do now, utilizing the open farm lands, ponds and streams, and tracks of trees and undeveloped land, and this was also the conclusion of the original reserves process. We have one of those Arbor Developments just on the other side of the Washington County line and there are no porcupines, bobcats, elk or nesting Pileated woodpeckers in that subdivision. In fact, North Bethany developments have continued to destroy tracks of fir trees and native plants, reroute the creeks, and drive back the wildlife, reducing their migration paths and breeding zones significantly since the original process began. Part of the agreement about keeping our area zoned rural was recognition that expanding the North Bethany urban boundaries within Washington County was a sustainably smart and good tradeoff for leaving the adjacent rural zoning on the other side of the county line. To go around the transparent, public process that comprehended both public inputs and data-based recommendations, is a betrayal.

I invite you personally to visit this area of high value farmland and rural residences along Springville Road, then drive the mile west to see what development would do to the landscape here. Drive our narrow two-lane roads back into Portland during the morning commute, via Skyline and Cornell Roads, and tell us you think they can handle more commuter traffic safely and efficiently. (In fact, Multnomah County Transportation Planners already view traffic problems through the West Hills as a huge and unsolvable problem.) Determine where the money will come from for the infrastructure to build not just the sewer pipe, but the roads, services, and schools needed to support hundreds more houses which have no access to any public transportation. We don't need another Area 93, and there is plenty of urban acreage already designated, whereas we can never get back this precious natural resource if it gets handed to the developers through a legislative backdoor and betrayal to the public process.

Thank you for your time to listen and we hope you will end this bill.

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